



Connells

Bye Mead
Emersons Green Bristol

Bye Mead Emersons Green Bristol BS16 7DQ

for sale
£375,000



Property Description

Charming Three-Bedroom Semi-Detached Home in Bye Mead, Emersons Green.

Located in the desirable area of Emersons Green, this modern three-bedroom semi-detached property offers spacious and versatile living, perfect for families or first-time buyers.

Ground Floor:

The entrance hall leads to a convenient downstairs cloakroom and a bright, spacious lounge. The lounge flows seamlessly into the kitchen and a conservatory, which features French doors opening onto the private rear garden.

Outdoor Features:

The rear garden provides access to the garage and an off-street parking space via a rear gate, offering practicality alongside a well-maintained outdoor space for relaxation or entertaining.

First Floor:

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom.

Location Benefits:

Situated in the popular Bye Mead area of Emersons Green, this property benefits from excellent local amenities, including supermarkets, shops, cafes, and schools. The area also boasts green spaces and parks,

alongside fantastic transport links to Bristol city centre and easy access to the M4 and M5 motorways.

This property is a wonderful opportunity to enjoy modern living in a prime location-book your viewing today!



Entrance Porch

Double glazed window to side aspect, doors to Cloakroom and Lounge, wood effect flooring and radiator.

Cloakroom

Double glazed obscured window to the front aspect, W/C, wash hand basin inset into vanity unit with mixer tap and tiled splashback, wood effect flooring and a radiator.

Lounge

15' 7" x 14' 5" (4.75m x 4.39m)

Double glazed window to the front aspect, stairs rising to the first floor, TV point, wood effect flooring and a radiator.

Kitchen

14' 5" x 8' 2" (4.39m x 2.49m)

Timber and glazed door in from lounge, a range of wall and base units with worktops over, metro-brick tiled splashbacks, stainless steel sink and drainer with mixer tap, low level electric oven, gas hob with extractor over, cupboard housing a wall mounted boiler, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a free standing fridge freezer, smooth ceiling with recessed spot lights and a radiator.

Conservatory

10' 9" x 9' 6" (3.28m x 2.90m)

UPVC and brick construction with double glazed French doors to the rear aspect, breakfast bar to kitchen, wood effect flooring and a radiator.

Bedroom One

13' 3" x 8' 3" (4.04m x 2.51m)

Double glazed window to the front aspect, carpeted flooring and a radiator.

Bedroom Two

10' 7" x 8' (3.23m x 2.44m)

Double glazed window to the rear aspect, wood effect flooring and a radiator.

Bedroom Three

10' 3" x 6' (3.12m x 1.83m)

Double glazed window to the front aspect, carpeted flooring, built- in wardrobe and a radiator.

Family Bathroom

6' x 5' 6" (1.83m x 1.68m)

Double glazed obscured window to the rear aspect, panelled bath with shower over, glass shower screen, wash hand basin with vanity unit, mixer tap, tiled splashback, part tiled, wood effect flooring and a chrome heated towel rail.

Outside

Fully enclosed by way of brick and fence boarders, patio area, raised lawn area with shrub and shingle boarders, outside tap, courtesy door to the garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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